

ORDINANCE NO. O2013-46

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 32.67 ACRES GENERALLY LOCATED THROUGHOUT THE JOINT PLANNING AREA WITH SUMTER COUNTY; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

Now, therefore, **BE IT ORDAINED** by the City Commission of the City of Wildwood, Florida:

SECTION 1. The following described real property to be annexed into the City, which is owned by the City of Wildwood and generally located throughout the Joint Planning Area with Sumter County, is hereby annexed into the City of Wildwood pursuant to Section 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County, and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida is more particularly described as follows:

LEGAL DESCRIPTIONS

Parcels D17=032, D17=038, D17=039, D17=040, AND D17=041
OXFORD PARK

THAT PORTION OF LOTS 1 AND 2 OF OXFORD, A SUBDIVISION OF THE S 1/2 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 32 AND 33 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID S 1/2 OF NW 1/4 WITH THE CENTERLINE OF THE SEABOARD COASTLINE RAILROAD COMPANY'S MAIN LINE, BALDWIN-WILDWOOD TRACK; THENCE RUN N89°45'50"W ALONG THE NORTH LINE OF SAID S 1/2 OF NW 1/4, A DISTANCE OF 250.75 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT CONTINUE N89°45'50"W ALONG SAID NORTH LINE A DISTANCE OF 450.66 FEET, THENCE S00°02'31"W

ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 107, A DISTANCE OF 266.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET, THENCE S89°43'26"E ALONG THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET, A DISTANCE OF 508.33 FEET, THENCE N12°07'27"W A DISTANCE OF 273.64 FEET TO THE POINT OF BEGINNING.
LESS RIGHT-OF-WAY FOR COUNTY ROAD 466 ACROSS THE NORTH SIDE THEREOF.

D17A001
OXFORD COMMUNITY CENTER

LOTS 1, 2, 3, AND 4, BLOCK 10, BOGUE'S SUBDIVISION, OXFORD, SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

D28=020
FAIRWAYS WELL SITE

THOSE PORTIONS OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF LOT 41 OF THE FAIRWAYS AT ROLLING HILLS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 87 TO 87A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; RUN THENCE S89°59'30"W ALONG THE SOUTH LINE OF SAID LOT 41 A DISTANCE OF 36.31 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN S00°00'30"E 120.44 FEET; THENCE S89°59'30"W 90.00 FEET; THENCE N00°00'30"W 121.24 FEET TO THE SOUTH LINE OF SAID LOT 41; THENCE S79°45'49"E 4.50 FEET ALONG THE SOUTH LINE OF SAID LOT 41; THENCE S89°59'30"E 85.57 FEET TO THE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE FOLLOWING DESCRIBED PROPERTY: FROM THE SOUTHEAST CORNER OF LOT 41 OF THE FAIRWAYS AT ROLLING HILLS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 87 TO 87A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, RUN THENCE S89°59'30"W ALONG THE SOUTH LINE OF SAID LOT 41 A DISTANCE OF 38.31 FEET; THENCE S00°00'30"E 120.44 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN S89°59'30"W 90.00 FEET; THENCE S00°00'30"E 29.56 FEET TO THE NORTH RIGHT-OF-WAY OF A PROPOSED ROAD; THENCE N 89°59'30"E ALONG SAID RIGHT-OF-WAY 90.00 FEET; THENCE N00°00'30"W 29.56 FEET TO THE POINT OF BEGINNING.

D28=024
FAIRWAYS WELL SITE

THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 28, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE WEST 355.00 FEET OF THE NORTH 417.42 FEET THEREOF; ALSO LESS RIGHT-OF-WAY FOR COUNTY ROAD 121 ACROSS THE WEST SIDE THEREOF, DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 121 AND THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, FOR A POINT OF BEGINNING, THENCE N. 00 DEGREES 01'48" E. ALONG THE EAST RIGHT-OF-WAY OF COUNTY ROAD 121, 242.00 FEET; THENCE N. 89 DEGREES 56'41" E. 180.00 FEET; THENCE S. 00 DEGREES 01'48" W. 242.00 FEET MORE OR LESS, TO THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE S. 89 DEGREES 59'26" W. ALONG SAID SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, 180.00 FEET MORE OR LESS TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 20 FEET THEREOF. GRANTOR HEREBY RESERVES UNTO HIMSELF AND HIS SUCCESSORS, ASSIGNS, AND GRANTEES A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 20 FEET OF THE ABOVE DESCRIBED PROPERTY.

G08=087
PORTION OF MILLENNIUM PARK

BEGIN 189 YARDS SOUTH OF THE NE CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN SOUTH 250 YARDS, WEST 227 YARDS, NORTH 250 YARDS, EAST 227 YARDS TO THE POINT OF BEGINNING LESS RIGHT OF WAY FOR POWELL ROAD, BEING MORE FULLY DESCRIBED AS FOLLOWS;

FOR A POINT OF COMMENCEMENT (POC) BEGIN AT THE NE CORNER OF THE AFORE MENTIONED SECTION 8, FROM SAID POC PROCEED SOUTHERLY ALONG THE EAST BOUNDARY OF SAID SECTION 8, 568.00 FEET TO THE SOUTH LINE OF THE NORTH 568.00 FEET OF THE NE ¼ OF THE NE ¼ OF SAID SECTION 8; THENCE WESTERLY, ALONG SAID SOUTH LINE, 7.54 FEET TO THE WEST RIGHT OF WAY OF COUNTY ROAD 139 AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, PROCEED SOUTHERLY, ALONG SAID WEST RIGHT OF WAY, 100.11 FEET TO THE INTERSECTION OF

SAID WEST RIGHT OF WAY AND THE NORTH LINE OF THE SE ¼ OF THE NE ¼ OF SAID SECTION 8; THENCE CONTINUE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY, 630.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,579.55 FEET; THENCE DEPARTING FROM SAID WEST RIGHT OF WAY, PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NE ¼ OF THE NE ¼ OF SAID SECTION 8; PROCEED WESTERLY, ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH A CURVE CONCAVE WESTERLY AND BEING CONCENTRIC TO THE PREVIOUSLY DESCRIBED CURVE AND HAVING A RADIUS OF 1,479.55 FEET; PROCEED THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO ITS POINT OF TANGENCY WITH A LINE BEING 100.00 FEET WEST OF AND PARALLEL TO THE AFOREMENTIONED WEST RIGHT OF WAY OF CR 139; PROCEED THENCE NORTHERLY ALONG A LINE PARALLEL TO AND 100.00 FEET WEST OF THE WEST RIGHT OF WAY OF CR 139 A DISTANCE OF 294.07 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED NORTH 568.00 FEET OF THE NE ¼ OF THE NE ¼ OF SAID SECTION 8; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTH 568.00 FEET OF THE NE ¼ OF THE NE ¼ OF SAID SECTION 8, 42.46 FEET TO THE POINT OF BEGINNING.

G15=009, G15=035, G15=045
LAKE DEATON PARK

THAT PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SW 1/4 OF THE SE 1/4 OF SAID SECTION 15, THENCE RUN N00°00'00"E (NORTH) ALONG THE EAST LINE OF SAID SW 1/4 OF SE 1/4, A DISTANCE OF 148.35 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT AT THE NORTHERLY RIGHT-OF-WAY LINE OF THE S.C.L. RAILROAD (TRACKS ABANDONED) AND THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT THENCE RUN N52°05'30"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID S.C.L. RAILROAD, A DISTANCE OF 928.02 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT, THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN N38°06'25"E ALONG THE MONUMENTED WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 534, PAGE 856, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, A DISTANCE OF 745.60 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT, CONTINUE N38°06'25"E 20 FEET, MORE OR LESS TO THE WATERS EDGE OF LAKE DEATON, THENCE SOUTHEASTERLY ALONG SAID WATERS EDGE TO A FOUND 6" X 6" CONCRETE MONUMENT AT SAID WATERS EDGE AND AT THE EAST LINE OF

SAID SW 1/4 OF SE 1/4, THENCE DEPARTING LAKE DEATON RUN S00°00'00"E (SOUTH) ALONG THE EAST LINE OF SAID SW 1/4 OF SE 1/4, A DISTANCE OF 757.64 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 50 FOOT EASEMENT AND/OR RIGHT-OF-WAY ALONG THE SOUTH SIDE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 534, PAGE 856, PUBLIC RECORDS OF SUMTER COUNTY. FOR THE BENEFIT AND PERSONAL USE OF BAKER PROPERTIES, INC. AND IS NON-ASSIGNABLE OR TRANSFERRABLE BY BAKER PROPERTIES, INC.

K10=007
SOUTH WELL SITE

THE NORTH 405 FEET OF THE NW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

ALL PARCELS TOTAL CONTAIN 32.67 ACRES MORE OR LESS.

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinances of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcels pursuant to this Ordinance. The location maps identifying the property to be annexed are attached hereto as "Exhibit A" and incorporated herein by reference.

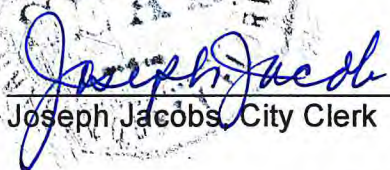
SECTION 6. If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect.

SECTION 7. This Ordinance shall take effect upon final approval by the City Commission.

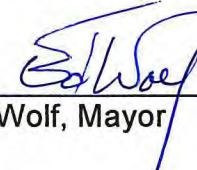
DONE AND ORDAINED this 28th day of October 2013, by the City Commission of the City of Wildwood, Florida.

SEAL

ATTEST


Joseph Jacobs, City Clerk

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA


Ed Wolf, Mayor

First Reading:

October 14, 2013

Second Reading:

October 28, 2013

Approved as to form:


Ashley Hunt, City Attorney

Exhibit A

Properties to be Annexed

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City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
 Phone: (352) 330-1330
www.wildwood-fl.gov



Feet
 0 290 580

City Properties to be Annexed Map 1

**ORDINANCE O2013-46
 WILDWOOD, FLORIDA**

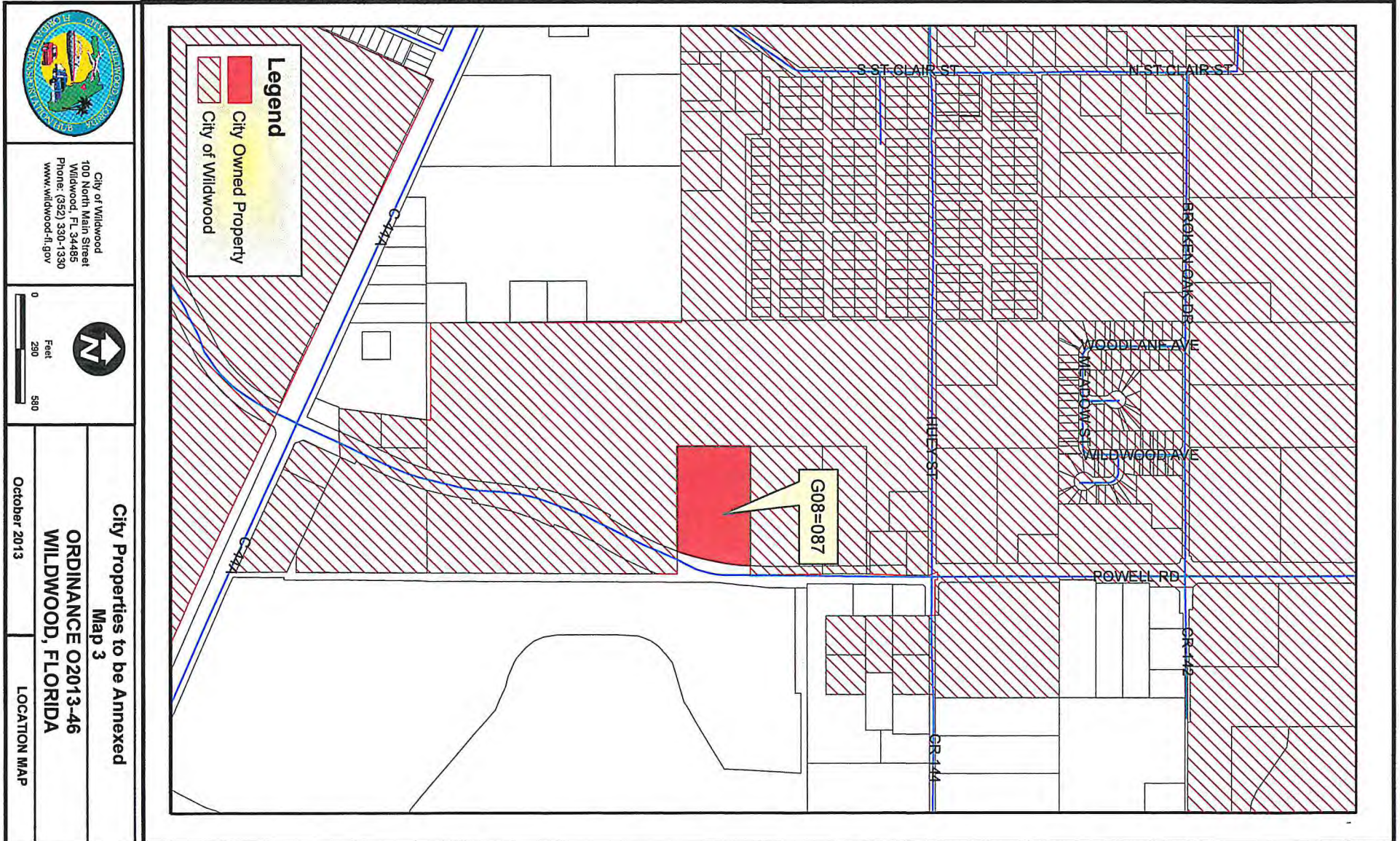
October 2013

LOCATION MAP



LOCATION MAP

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0 Feet 580

290

**ORDINANCE O2013-46
WILDWOOD, FLORIDA**

LOCATION MAP

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City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



City Properties to be Annexed

Map 5

ORDINANCE O2013-46
WILDWOOD, FLORIDA

October 2013

LOCATION MAP

